

**MINUTES
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

November 13, 2014

- I. **CALL TO ORDER** - The meeting was called to order at 1:30 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.

Planning Commission members present - Mike Owens, Chair; Mike Cravens; Frank Penn; Carolyn Plumlee; Bill Wilson (arrived at 1:33 p.m.); Will Berkley (arrived at 1:35 p.m.); David Drake; Patrick Brewer (arrived at 1:35 p.m.); Karen Mundy; Joseph Smith and Carolyn Richardson.

Planning staff members present – Chris King; Bill Sallee; Barbara Rackers; Tom Martin; Cheryl Gallt; Kelly Hunter; Dave Jarman and Denise Bullock. Other staff members in attendance were: Hillard Newman, Division of Engineering; Casey Kaucher, Division of Traffic Engineering; Tim Queary, Department of Environmental Policy; Captain Greg Lengal and Lieutenant Joshua Thiel, Division of Fire and Emergency Services; and Tracy Jones and Andrea Brown, Department of Law.

- II. **APPROVAL OF MINUTES** – The Chair reminded the Commission members that the minutes of the October 9, 2014, meeting were previously emailed to the Commission for their review; and if there were no changes, those minutes were ready to be considered at that time.

Action - A motion was made by Ms. Plumlee, seconded by Ms. Mundy and carried 8-0 (Berkley, Brewer and Wilson absent) to approve the minutes of the October 9, 2014, meeting.

- III. **POSTPONEMENTS OR WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.

Note: Mr. Wilson arrived at this time.

1. **PLAN 2014-93F: HARVEY PROPERTY** (1/21/15)* - located at 4500 Old School House Lane.
(Council District 10) **(EA Partners)**

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace.
9. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
10. Revise note #7 to indicate "Lot 1".
11. Delete "varies" information from cross-section "C-C" and provide information from location shown.
12. Resolve timing of public infrastructure improvements and their dedication.

Representation – Rory Kahly, EA Partners, was present representing the applicant, and requested postponement of **PLAN 2014-93F: HARVEY PROPERTY** to the December 11, 2014, meeting.

Audience Comment – The Chair asked if anyone in the audience wished to discuss this request for postponement. There was no response.

Action - A motion was made by Mr. Cravens, seconded by Mr. Penn and carried 9-0 (Berkley and Brewer absent) to postpone **PLAN 2014-93F: HARVEY PROPERTY** to the December 11, 2014, meeting.

2. **ZOTA 2014-4: RECREATION AND TOURISM LAND USES** – petition for a Zoning Ordinance text amendment to address recreation and tourism land uses in all zones, in order to implement the recommendations of the Recreation ZOTA Work Group.

INITIATED BY: Urban County Planning Commission

PROPOSED TEXT: (Available upon request, and at:
<http://www.lexingtonky.gov/Modules/ShowDocument.aspx?documentid=28457>)

The Zoning Committee made no recommendation on this request.

The Staff Recommended: **Approval** for the following reasons:

* - Denotes date by which Commission must either approve or disapprove request.

1. The 2013 Comprehensive Plan recommends “strengthening regulations and policies that propel the agricultural economy; including, but not limited to, local food production and distribution, agritourism, and the equine industry that showcase Lexington-Fayette County as the Horse Capital of the World” (Theme C, Goal #1, Obj. B); “encouraging the development of appropriate attractions and supporting uses that promote and enhance tourism” (Theme C, Goal #1, Obj. E); and “providing entertainment and other quality of life opportunities that attract young professionals and a workforce of all ages and talents to Lexington” (Theme C, Goal #2, Obj. D). The proposed text amendment improves the opportunities for recreation and tourism-related land uses throughout Fayette County, to the benefit of all residents.
2. The *Rural Land Management Plan* (1999) acknowledged that “the best preservation tools for the rural service area are those that keep the agricultural economy viable and strong” (page I-4), and called for greenways, staging areas and trails, as well as public access to the community’s unique resources. This all suggests some level of access for recreational enjoyment and possibly tourism.
3. The proposed changes and additions to the definitions in Article 1 of the Zoning Ordinance will provide guidance and clarification to the Board of Adjustment and the Planning Commission in reviewing development applications. This text amendment adds or modifies 38 definitions related to recreation and tourism-related uses.
4. The proposed changes and additions to land use regulations in Articles 8, 11, and 23 will implement the recommendations of the 2013 Comprehensive Plan related to tourism and improving the community’s overall quality of life.

Action - A motion was made by Ms. Mundy, seconded by Mr. Penn to continue ZOTA 2014-4: RECREATION AND TOURISM LAND USES to the January 29, 2015, Planning Commission meeting.

Audience Comment – The Chair asked if anyone in the audience wished to discuss this request for a continuance. There was no response.

The motion carried 9-0 (Berkley and Brewer absent).

Note: Mr. Berkley and Mr. Brewer arrived at this time.

IV. LAND SUBDIVISION ITEMS - The Subdivision Committee met on Thursday, November 6, 2014, at 8:30 a.m. The meeting was attended by Commission members: Will Berkley, Karen Mundy, Joe Smith, Frank Penn, Carolyn Plumlee, and Mike Owens. Committee members in attendance were: Hillard Newman, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Tom Martin, Cheryl Galt, Dave Jarman, Denise Bullock, Kelly Hunter and Barbara Rackers, as well as Captain Greg Lengal and Lieutenant Joshua Thiel, Division of Fire & Emergency Services and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission.

1. All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.
2. All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.

A. CONSENT AGENDA - NO DISCUSSION ITEMS – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

- Criteria:**
- (1) the Subdivision Committee recommendation is for approval, as listed on this agenda; and
 - (2) the Petitioner is in agreement with the Subdivision Committee recommendation and the conditions listed on the agenda; and
 - (3) no discussion of the item is desired by the Commission; and
 - (4) no person present at this meeting objects to the Commission acting on the matter without discussion; and
 - (5) the matter does not involve a waiver of the Land Subdivision Regulations.

- Requests can be made to remove items from the Consent Agenda:**
- (1) due to prior postponements and withdrawals,
 - (2) from the Planning Commission,
 - (3) from the audience, and
 - (4) from Petitioners and their representatives.

Mr. Sallee identified the following items appearing on the Consent Agenda, and oriented the Commission to the location of these items on the regular Meeting Agenda. He noted that the Subdivision Committee had recommended conditional approval of all of these items. (A copy of the Consent Agenda is attached as an appendix to these minutes).

1. PLAN 2014-95F: ELLERSLIE PLACE (MIDLAND CROSSING) (AMD) (1/27/15)* - located at 222 Midland Avenue and 225 Walton Avenue. (Council District 3) **(Milestone Design Group)**

Note: The purpose of this amendment is to subdivide two lots into 13 lots.

* - Denotes date by which Commission must either approve or disapprove request.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Denote: This property shall be developed in accordance with the approved final development plan.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Correct engineer's and surveyor's certification per Article 5-4(h)(3) of the Land Subdivision Regulations.
10. Addition of note from previous plat (prohibited uses and general notes).
11. Addition of building lines.
12. Review by Technical Committee prior to plan certification.
13. Resolve easement release on 25' drainage to utility easement on Lot 1.
14. Resolve variable easement on Lots 1 and 2.

Mr. Sallee said that the next item required a sign posting on the property and an affidavit to be submitted into the record. Unfortunately, the applicant did not have this documentation; therefore, it would need to be removed from consideration on the Consent Agenda. He noted that removing this item would allow the applicant some time to obtain the proper documentation so that this item could be discussed later in the meeting.

2. DP 2014-86: MORNINGSIDE MARKET (AMD) (1/4/15)* - located at 737, 739 & 801 National Avenue.
(Council District 3) **(The Roberts Group)**

Note: This property requires the posting of a sign and an affidavit of such. The purpose of this amendment is to increase the building square footage and parking; and to reflect a release of easement.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Addition of all existing and proposed easements on plan.
11. Denote land lease information for CSX railroad property.
12. Denote that all required public improvements and amenities per the previously approved adaptive re-use requirements shall be completed at the time a building permit is issued for 737 National Avenue.

Mr. Sallee directed the Commission's attention to DP 2014-87 and briefly explained that the Commission must make findings that the development plan complies with the criteria for a "Flex Space Project", as outlined in the Special Provisions Section of the Wholesale and Warehouse Business (B-4) zone. He indicated that the staff had previously distributed copies of this finding, just prior to today's hearing, for the Commission to review.

3. DP 2014-87: MILLER-BIRD COMMERCIAL PARK, UNIT 2 (1/4/15)* - located at 2532 Regency Road.
(Council District 10) **(Mark McCain)**

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Correct description of property in title block.

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Mr. Sallee then directed the Commission's attention to DP 2014-89: HAMBURG EAST, LOT 2 and explained that the Commission must make specific findings that it complies with the Expansion Area Master Plan. He indicated that the staff had previously distributed copies of this finding, just prior to today's hearing, for the Commission to review. He added that this property is required to have a sign posted on the property and an affidavit to be submitted for the record about this postings. The staff had received an affidavit for this property, and the documentation appeared to be in order.

4. DP 2014-89: HAMBURG EAST, LOT 2 (2/3/15)* - located at 2500 Polo Club Boulevard.
(Council District 12) **(Vision Engineering)**

Note: This property requires the posting of a sign and an affidavit of such.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Greenspace Planner's approval of the treatment of greenways and greenspace.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Denote lot development standards per the EAMP – CC Zone requirements.
10. Delete notes #6, #10 and #12.
11. Provided the Planning Commission makes a finding that the development plan complies with the EAMP.
12. Denote exactions to the approval of Division of Planning.
13. Resolve Vehicular Use Area adjacent to Polo Club Boulevard.

5. DP 2014-98: GRIFFIN GATE FARM (AMD) (1/13/15)* - located at 1800 Newtown Pike.
(Council District 2) **(Brett Construction Company)**

Note: The purpose of this amendment is to add a storage building, depict existing buildings and provide access from Coleman Court.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Division of Waste Management's approval of refuse collection locations.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Complete Coleman Court access information to "area of amendment."
10. Addition of contour lines in area of amendment.
11. Correct Commission's certification.
12. Correct note #5.
13. Review by Technical Committee prior to plan certification.

6. DP 2014-99: COVENTRY, LOT 5 (BELMONT FARM) (1/27/15)* - located on Remington Way.
(Council District 2) **(Accurus Engineering, LLC)**

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas (Royal Spring Aquifer).
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Correct note #6 to reference the Chapter 16 of the Code of Ordinances.

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11. Denote overall height of building in feet.
 12. Addition of building coverage/floor area.
 13. Include Phase Two (future) development in current plan and site statistics.
7. DP 2014-100: BRIGHTON PLACE SHOPPES, LOT 2 (AMD) (1/27/15)* - located at 3090 Helmsdale Place.
(Council District 6) **(Wheat & Ladenburger)**

Note: The purpose of this amendment is to enclose an existing patio area and adjust the parking accordingly.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Division of Waste Management's approval of refuse collection locations.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Addition of written scale.
10. Correct floodplain information.
11. Correct total number of required parking spaces in site statistics.

In conclusion, Mr. Sallee said that the remaining items identified on the Consent Agenda could be considered for conditional approval at this time by the Commission, unless there was a request for an item to be removed from consideration by a member of the Commission, or the audience, in order to permit further discussion.

Consent Agenda Discussion – The Chair asked if anyone in the audience or on the Commission desired further discussion of any of the items listed on the Consent Agenda. There was no response.

Action - A motion was made by Mr. Penn, seconded by Mr. Brewer and carried 11-0 to remove PLAN 2014-93F: HARVEY PROPERTY and DP 2014-86: MORNINGSIDE MARKET (AMD), and approve the remaining items listed on the Consent Agenda, as recommended by the Subdivision Committee.

- B. DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for these hearings is as follows:

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) proponents (10 minute maximum OR 3 minutes each)
 - (b) objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
 - (a) petitioner's comments (5 minute maximum)
 - (b) citizen objectors (5 minute maximum)
 - (c) staff comments (5 minute maximum)
- Commission discusses and/or votes on the plan.

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the meeting. The Chair will announce his/her decision at the outset of the hearing.

1. FINAL SUBDIVISION PLANS

- a. PLAN 2014-70F: SAMS PROPERTY & LARKIN PROPERTY (KENTUCKY EAGLE, LOT 1) (AMD)
(12/1/14)* - located at 2640 and 2580 Spurr Road. (Council District 2) **(Stuart Spencer)**

Note: The Planning Commission postponed this item at their October 9, 2014, meeting. The purpose of this amendment is to subdivide one lot into two lots and reconfigure Lot 2.

The Subdivision Committee Recommended: **Postponement.** There are concerns with the street improvements and sanitary sewer connections.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.

* - Denotes date by which Commission must either approve or disapprove request.

2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas (Georgetown Aquifer).
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Remove man-made farm pond from plan face.
11. Discuss sanitary sewer service and OPSS.
12. Discuss street improvements to Spurr and Greendale Roads and/or access restrictions.
13. Discuss Lot 1-B septic system and drain field relative to Lot 1-A.

Staff Presentation – Mr. Martin directed the Commission's attention to the amended final record plat for SAMS PROPERTY & LARKIN PROPERTY (KENTUCKY EAGLE, LOT 1), located at 2640 and 2580 Spurr Road. He oriented the Commission to the location of the subject property on the subdivision plan rendering, and briefly explained that the property is situated on Spurr Road between Innovation Drive and Greendale Road, with a small portion of the property bordering the Norfolk-Southern Railroad.

Mr. Martin said that the purpose of this amendment is to subdivide one lot into two lots and reconfigure the perimeter of Lot 2. He explained that Lot 1 is situated at the corner of Greendale Road and Spurr Road, which is where a recording studio is located. He noted that, toward the rear of the site, there is no development on the Sams Property. He then said that Lot 2 is situated along Innovation Drive, and this is where the Kentucky Eagle Beer Distributing Company is located. Mr. Martin said that there are two separate development plans, from 2003 and 2008, that govern both the Sams Property and the Larkin Property.

Mr. Martin said that originally the applicant was proposing three lots, along with reconfiguring Lot 2. The primary concern with the initial proposal, was how the public infrastructure, more specifically the public sewer service, would be provided to Lot 1. He said that, to resolve this concern, the applicant submitted a revised plan, combining Lot 2 with the two development plans. He explained that there is a pump station on the Kentucky Eagle Beer Distributing site, which provides sanitary sewer service to Lot 2; but as for Lot 1, a restriction was placed on this site, restricting it to a septic tank system. He said that the existing sanitary sewer system is contained entirely on Lot 1; and, according to the information supplied by the applicant, it is a functioning system.

Mr. Martin said that the challenge with providing public sanitary sewer service to Lot 1 is that a gravity sewer is not available, and a force main is located on the north side of Spurr Road. Trying to connect with the force main or provide a gravity sewer would result in a lot of design work and a considerable amount of expense on the applicant's behalf. He said that this issue was recognized in 2003, and is why the rear lot is restricted to no development until such time public sewer line is available. He then said that there is a development plan restriction that states that Lot 1 will be connected to public sanitary sewer service when it becomes available; to provide adequate public safety consistent with the intent of the Land Subdivision Regulations.

Mr. Martin said that the Land Subdivision Regulations allow a septic system to be approved, but on a 10-acre or larger tract. Lot 1 is only proposed to be 2.7 acres in size, but there is a functioning septic system already on it including the field between the building and the road. He then said that, prior to the plan being certified, the applicant would need the approval from the Board of Health with regard to the septic tank. With that being said, Mr. Martin noted that the staff is recommending approval of the waiver to Article 6-6(b), for the following reasons:

1. The waiver will have no impact on public safety, which is consistent with the intent of the Land Subdivision Regulations.
2. Strict enforcement of the Land Subdivision Regulations would constitute a hardship for the applicant by requiring the existing recording studio to remain on a 10-acre lot, despite only occupying 2 acres of the site.

This recommendation is made subject to the following additional requirements:

- a. Denote on the final record plat that the proposed Lot 1 shall be connected to public sanitary sewer service at the time an amended final development plan or preliminary subdivision plan is proposed.
- b. Provided the Board of Health verifies the existing septic tank system on Lot 2 is functioning, as designed, prior to certification of the final record plat.

Mr. Martin indicated that, based on the new plan submission, the staff can now recommend approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas (Royal Spring Aquifer).
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
- ~~9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.~~
- ~~10. Remove man-made farm pond from plan face.~~
- ~~11. Discuss sanitary sewer service and OPSS.~~
- ~~12. Discuss street improvements to Spurr and Greendale Roads and/or access restrictions.~~
- ~~13. Discuss Lot 1-B septic system and drain field relative to Lot 1-A.~~
9. Denote: At such time as further development is proposed for Lot 2, an amended Final Development Plan shall be required.
10. Denote limits of Board of Health approval (existing) septic tank system on Lot 1, prior to plan certification.
11. Provided the Planning Commission approves a waiver to the Land Subdivision Regulations.

Commission Questions – The Chair asked if the Lot 1 sanitary sewer connection would wait until the rear area develops. Mr. Martin replied that that would be the most likely scenario; and, over time, other scenarios could develop that would make public sewer available to this lot. The Chair asked if Lot 1 developed, if sanitary sewer would then have to be provided. Mr. Martin said that the applicant would submit an amended development plan and would need to provide public sanitary sewers. The Chair asked if there are development plan notes that reflect this issue. Mr. Martin replied affirmatively, and noted that those notes are reflected on both the waiver report and the development plan.

Mr. Penn asked how larger Lot 1 is to be. Mr. Martin said that Lot 1 is to be 2.7 acres in size. Mr. Penn verified that Lot 1 is 2.7 acres in size, with a septic tank on it, and the waiver request is to allow the septic tank to continue. Mr. Martin replied affirmatively, and explained that the septic tank is solely on Lot 1. Mr. Penn asked if the Commission would be granting the waiver to the 10-acre septic requirement, to which Mr. Martin replied affirmatively.

Representation – Stewart Spencer was present representing the applicant. He said that they are in agreement with the staff's recommendations and requested approval.

Commission Questions – Mr. Penn asked if these lots were owned by the same party. Mr. Spencer explained that this site is owned by the applicant and another entity. The applicant has ownership over each of these entities, and will be combining these lots into one ownership.

Audience Comment – The Chair asked if anyone in the audience wished to discuss this request. There was no response.

Action - A motion was made by Mr. Penn, seconded by Ms. Richardson, and carried 11-0 to approve PLAN 2014-70F: SAMS PROPERTY & LARKIN PROPERTY (KENTUCKY EAGLE, LOT 1) (AMD), as presented by the staff.

Action - A motion was made by Mr. Penn, seconded by Ms. Richardson, and carried 11-0 to approve the findings for the waiver request for PLAN 2014-70F: SAMS PROPERTY & LARKIN PROPERTY (KENTUCKY EAGLE, LOT 1) (AMD), as presented by the staff.

- b. PLAN 2014-94F: COVENTRY (BELMONT FARM) (1/25/15)* - located at 2350 and 2400 Georgetown Road.
(Council District 2) **(EA Partners)**

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas (Royal Spring Aquifer).

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7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Provided the Planning Commission grants a waiver to Article 4-7 of the Land Subdivision Regulations.

Staff Presentation – Mr. Martin directed the Commission's attention to the final record plat for PLAN 2014-94F: COVENTRY (BELMONT FARM), located at 2350 and 2400 Georgetown Road. He oriented the Commission to the location of the subject property on the plan rendering, and briefly explained that the property is located northeast of the intersection of Citation Boulevard and Remington Way. He said that the applicant is proposing to extend Remington Way beyond Gatton Way and both will be used to provide access into the development. He added that the remaining section of Gatton Way will be completed with the rest of the property, as it develops, and will be constructed in conjunction with future final development plans and/or preliminary subdivision plans.

Mr. Martin said that the applicant is proposing to subdivide the property into a 30-acre tract, zoned I-1, and a 13.88-acre tract, zoned P-1. The 30-acre site is proposed for a new 521,000 square-foot industrial building with associated off-street parking. It will have access from Remington Way and Gatton Way. There is no development planned, as of yet, for the 13.88-acre P-1 tract.

Mr. Martin directed the Commission's attention to the development plan rendering, and said that the Commission had just approved this request, as part of their Consent Agenda. He then said that the development plan shows Remington Way and Gatton Way, with two accesses into the subject site from each of these roads. The rendering also shows the 521,000 sq. ft. industrial building. He said that the applicant needs to quickly move forward with this project, which is why they have requested the waiver to Article 4-7(d)(1) of the Land Subdivision Regulations, which is for substantial completion of the public improvements. He said that the applicant has indicated that they would like to coordinate the construction of the public infrastructure and street improvements with the development of this site.

Mr. Martin said that the Subdivision Committee recommended approval of the applicant's request, and briefly explained that conditions #1 through #8 involve standard sign-off conditions from the different utilities and divisions of the LFUCG. The remaining condition is the waiver to Article 4-7 of the Land Subdivision Regulations. He explained that the Land Subdivision Regulation requires the applicant to build the public improvements or post a Performance/Warranty Surety in conformance with the Subdivision Regulations to cover 100% of the construction costs of the public street improvements. Posting a surety can come in different forms, such as a Letter of Credit or cash; and it must be at 100 percent to cover the cost of the improvements. He said that the staff is recommending approval of the requested waiver of Article 4-7(d)(1), for the following reasons:

1. The requested waiver would relieve an exceptional hardship for the applicant by allowing the coordination of the public improvements with the construction of the other planned industrial site improvements.
2. Granting the waiver will not negatively impact public health and safety, as the completion of public improvements for the largest lot will be completed with the construction of the proposed industrial facility.

This recommendation is made subject to the following additional requirements:

- a. The applicant will post a Performance/Warranty Surety in conformance with the Land Subdivision Regulations to cover 100% of the construction costs of the public street improvements.
- b. Denote that no development of Lot 6 shall be approved until a final development plan(s) are approved and Gatton Way is constructed and dedicated in conformance with the Land Subdivision Regulations.

Commission Questions – Mr. Penn asked if the rendering is to scale; and if the building is 10 acres in size, where the remaining acreage is. Mr. Martin said that the rendering should be to scale, and this project looks very large, relative to the size of the property. Mr. Martin said that it is approximately 10 acres under roof.

Representation – Rory Kahly, EA Partners, along with Tim Haymaker, the applicant, were present; and indicated that they are in agreement with the staff's recommendations and requested approval.

Audience Comment – The Chair asked if anyone in the audience wished to discuss this request. There was no response.

Action - A motion was made by Mr. Wilson, seconded by Mr. Brewer and carried 11-0 to approve PLAN 2014-94F: COVENTRY (BELMONT FARM), as recommended by the staff.

Action - A motion was made by Mr. Wilson, seconded by Ms. Richardson and carried 11-0 to approve the findings for the waiver request for PLAN 2014-94F: COVENTRY (BELMONT FARM), as recommended by the staff.

2. DEVELOPMENT PLANS

Mr. Sallee noted that the next item was removed earlier from the Consent Agenda, due to concerns with the affidavit not being submitted to the staff for review. He said that the staff had since received the affidavit for the sign posting for this property, and the documentation does appear to be in order. The Chair asked if this request should be presented. Mr. Sallee indicated affirmatively. The Chair confirmed that this request was previously removed from the Consent Agenda, due to concerns with the affidavit not being submitted to the staff.

- a. DP 2014-86: MORNINGSIDE MARKET (AMD) (1/4/15)* - located at 737, 739 & 801 National Avenue.
(Council District 3) **(The Roberts Group)**

Note: This property requires the posting of a sign and an affidavit of such. The purpose of this amendment is to increase the building square footage and parking; and to reflect a release of easement.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Addition of all existing and proposed easements on plan.
11. Denote land lease information for CSX railroad property.
12. Denote that all required public improvements and amenities per the previously approved adaptive re-use requirements shall be completed at the time a building permit is issued for 737 National Avenue.

Staff Presentation – Ms. Gallt directed the Commission's attention to the amended development plan for DP 2014-86: MORNINGSIDE MARKET (AMD), located at 737, 739 & 801 National Avenue. She oriented the Commission to the location of the subject property on the plan rendering, and briefly explained that this plan is for an Adaptive Reuse Project, located between Walton Avenue and Givens Avenue, along National Avenue. She said that there are existing buildings within the area, and the applicant wants to construct two new buildings on a vacant lot and a railroad right-of-way at this location.

Ms. Gallt said that the Subdivision Committee recommended approval of the applicant's request, and briefly explained that conditions #1 through #9 involve the standard sign-off conditions from the different utilities and divisions of the LFUCG; and the remaining conditions are "clean-up" conditions.

Representation – Harvey Johnson, The Roberts Group, was present representing the applicant. He indicated that they are in agreement with the staff's recommendations and requested approval.

Audience Comment – The Chair asked if anyone in the audience wished to discuss this request. There was no response.

Action - A motion was made by Ms. Mundy, seconded by Ms. Plumlee and carried 11-0 to approve DP 2014-86: MORNINGSIDE MARKET (AMD), as recommended by the staff.

- b. DP 2014-88: JAMES PROPERTY, LOTS 2 & 3 (AMD) (1/4/15)* - located at 3025 Blake James Drive.
(Council District 7) **(Abbie Jones)**

Note: The purpose of this amendment is to add a building addition on Lot 2.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Darken contour lines to improve legibility.

* - Denotes date by which Commission must either approve or disapprove request.

9. Correct note #6 to reference Art. 16. of the Code of Ordinances.
10. Denote height of new building, in feet.
11. Clarify building square footage shown vs. calculated dimensional square footage.
12. Update Lot 2 statistics to reflect added building area.
13. Update parking statistics for Lot 2 to reflect added building area.
14. Denote name and address of developer on plan.
15. Denote BOA approval of conditional use.
16. Addition of easement.
17. Discuss need for exterior pedestrian access to or from new building addition.

Staff Presentation – Mr. Jarman directed the Commission's attention to the amended development plan for DP 2014-88: JAMES PROPERTY, LOTS 2 & 3 (AMD), located at 3025 Blake James Drive. He oriented the Commission to the location of the property on the plan development rendering, and briefly explained that the subject site is located between Man o' War Boulevard and Todds Road, just off Palumbo Drive. He said that the purpose of this amendment is to add a new 5,000 sq. ft. addition on Lot 2 for Malibu Jack's.

Mr. Jarman said that the Subdivision Committee had recommended approval of the applicant's request, subject to the conditions listed on today's agenda. He said that on November 6th, the applicant submitted a revised development plan that addressed several "clean-up" conditions, to include the discussion item. As a result, the staff can offer a revised recommendation to the Planning Commission for consideration of this amended final development plan. The staff is recommending approval of the applicant's request, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
- ~~8. Darken contour lines to improve legibility.~~
- ~~9. Correct note #6 to reference Art. 16. of the Code of Ordinances.~~
- ~~10. Denote height of new building, in feet.~~
- ~~11. Clarify building square footage shown vs. calculated dimensional square footage.~~
- ~~12. Update Lot 2 statistics to reflect added building area.~~
- ~~13. Update parking statistics for Lot 2 to reflect added building area.~~
- ~~14. Denote name and address of developer on plan.~~
- ~~15. Denote BOA approval of conditional use.~~
- ~~16. Addition of easement information on plan.~~
- ~~17. Discuss need for exterior pedestrian access to or from new building addition.~~

Mr. Jarman briefly explained that conditions #1 through #7 involve the standard sign-off conditions from the different utilities and divisions of the LFUCG; and the remaining conditions are "clean-up" conditions.

Representation – Abbie Jones was present representing the applicant. She indicated that they were in agreement with the staff's recommendations and requested approval.

Audience Comment – The Chair asked if anyone in the audience wished to discuss this request. There was no response.

Action - A motion was made by Mr. Cravens, seconded by Ms. Plumlee and carried 11-0 to approve DP 2014-88: JAMES PROPERTY, LOTS 2 & 3 (AMD) as presented by the staff.

- c. DP 2014-90: WILLIAMS PROPERTY, LOT 1 (1/4/15)* - located at 3400 Todds Road.
(Council District 7) **(EA Partners)**

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.

* - Denotes date by which Commission must either approve or disapprove request.

9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Provide the anticipated lotting information per Preliminary Subdivision Plan requirements.
11. Denote Kentucky Transportation Department approval of Todds Road access.
12. Dimension buildings.
13. Denote proposed and existing easements.
14. Addition of private access easement maintenance note.
15. Denote provided open space per lot, prior to certification.
16. Discuss requested waiver(s) to Article 6 of the Subdivision Regulations.

Staff Presentation – Mr. Martin directed the Commission's attention to the final development plan/preliminary subdivision plan submitted for DP 2014-90: WILLIAMS PROPERTY, LOT 1, located at 3400 Todds Road. He oriented the Commission to the location of the subject property on the plan rendering, and briefly explained that this property is located between the terminus of Andover Green & Todds Road. The Andover Golf Country Club and its accessory parking lot are located immediately to the south. He said that the applicant is proposing to construct 19 townhouse units with the primary access being through a Todds Road entrance. A secondary (gated) access will be provided to the east into the Andover Country Club parking lot. Each of the 19 new townhouse dwelling units will be accessed by a proposed easement serving the development.

Mr. Martin said that the Subdivision Committee recommended approval of the applicant's plan, and briefly explained that conditions #1 through #9 involve standard sign-off conditions from the different utilities and divisions of the LFUCG; and with the exception of condition #16, the remaining are "clean-up" items for this plan. He said that the only issue remaining is the termination of Andover Green into the subject site. The applicant has requested a waiver to Articles 6-8(b) & 6-8(f) of the Land Subdivision Regulations. This provision governs the street continuity and the requirements for cul-de sacs. Mr. Martin said that the staff has always had a concern with this type of request, especially due to public services and safety for the nearby neighborhoods. He then said that, in speaking with the Division of Fire, Water Control Office's, they are comfortable with the design layout; and they believe they can provide adequate services to this area by either using Todds Road or the secondary gated access. He added that the staff believes that in most instances, connections should be made - not only to provide city services, but also to allow pedestrian and bike access to the adjacent areas. However, there are a couple of issues that the applicant faces with this site. He said that the grade change on Andover Green not only impacts the site and the connection of the street, but it will also cause visual issues by blocking people's line of sight. He noted that Andover Green is a small subdivision, with only 33 houses; and this proposal is for only 19 new townhouses, so this request will not cause a huge impact on this area.

Mr. Martin said that the Kentucky Transportation Cabinet is agreeable with the Todds Road access location and the improvements being proposed, and the applicant has noted that sidewalks would be installed along Todds Road. However, the applicant believes that internal sidewalks are not needed for this development. The staff has consistently talked about interior systems being needed to allow for pedestrian movement. At the last week's Subdivision Committee meeting, the applicant stated that they do not believe sidewalks are needed. However, the applicant would still need the Bike and Pedestrian Planner approval before this plan is certified.

Mr. Martin said that the Subdivision Committee had recommended approval of the applicant's request, subject to the conditions listed on today's agenda. He then said that the staff had reviewed the applicant's waiver request, and also recommends approval of the waiver to Articles 6-8(b) & (f), for the following reasons:

1. The waiver will have no significant impact on public safety, which is consistent with the overall intent of the Land Subdivision Regulations due to the gated access provided to the adjoining Andover Country Club Property.
2. Strict enforcement of the Land Subdivision Regulations' street termination requirements would constitute a hardship for the applicant due to the grade change and vertical visual barriers on Andover Green.

Commission Questions – Mr. Wilson asked how many feet are between the subject site and the intersection of Andover Green. Mr. Martin replied approximately 150 feet. Mr. Wilson then asked if vehicles would need to back up on Andover Green to turn around. Mr. Martin replied affirmatively, and said that the street is wide enough for a vehicle to turn around if needed. He then said that a new "no outlet" sign would help, but people do sometimes miss traffic signs. There is no provision being made for any type of turn-around for this stub street.

Representation – Rory Kahly, EA Partners, was present representing the applicant. He said that they are in agreement with the staff's recommendations and requested approval. As for condition #6, he said that he had spoken to the Bike and Pedestrian Planner, as far as his signoff, and he wants a sidewalk connection to each unit. However, the way the development is designed, the driveway would essentially connect to the front door of the townhouse. They would like to leave the sidewalk decision up to the individual builders. He

said that they are proposing to bring the sidewalk into the subject site from Todds Road only down to the gated entrance.

Mr. Kahly said that the Andover Green stub has functioned in this manner for more than 15 years; and as far as the school buses, mail trucks and solid waste, they have a routing system that they have been using for many years. No one has gotten stuck on Andover Green. He indicated that they want to provide a unique development that is contained within itself.

Commission Question – The Chair asked if the applicant is proposing to add sidewalks from Todds Road to the gated entrance. Mr. Kahly replied affirmatively, and said that the builders would determine the internal sidewalk system at a later date.

The Chair asked if a condition should be added to clarify today's sidewalk discussion. Mr. Martin replied affirmatively. Mr. Brewer asked the staff's opinion to the proposal for "no internal sidewalks." Mr. Martin replied that, in general, the staff is a strong supporter of having complete pedestrian systems; and they believe sidewalks are necessary and beneficial to the area residents, as well as to the people who visit the area. He then said that the staff also understands that with private developments, such as this townhouse development, there is a strong reluctance to having internal sidewalks. Mr. Brewer said that, if he understood the testimony, sidewalks will be installed at the builder's discretion. Mr. Kahly indicated that they believe that sidewalks are not needed for a gated development because it will be contained and kept from outside interference. Therefore, they do not want to build a public sidewalk into this development.

Audience Comment – The Chair asked if anyone in the audience wished to discuss this request. There was no response.

Action - A motion was made by Mr. Berkley, seconded by Mr. Cravens, to approve DP 2014-90: WILLIAMS PROPERTY, LOT 1, as presented by the staff, adding a 17th condition to read "Sidewalks be provided from Todds Road to security gate."

Discussion of Motion – The Chair noted that condition #16 should be changed to read: "Denote waiver(s) to Article 6 of the Subdivision Regulations." Mr. Berkley agreed to amend his motion. Mr. Cravens concurred.

The motion carried 11-0.

Action - A motion was made by Mr. Berkley, seconded by Ms. Richardson and carried 11-0 to approve the findings for the waiver request for DP 2014-90: WILLIAMS PROPERTY, LOT 1, as presented by the staff.

- d. DP 2014-91: PROVIDENCE MONTESSORI SCHOOL (AMD) (1/4/15)* - located at 519 W. Fourth Street.
(Council District 1) **(EA Partners)**

Note: The purpose of this amendment is to add an entrance on Pilgrim Court, add parking spaces and revise the dumpster location.

The Subdivision Committee Recommended: Approval, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Correct purpose of amendment note to reflect change in total acres.
9. Provided the Commission approves a waiver to Article 6-8(f) of the Subdivision Regulations.

Staff Presentation – Mr. Martin directed the Commission's attention to the development plan for DP 2014-91: PROVIDENCE MONTESSORI SCHOOL (AMD), located at 519 W. Fourth Street. He oriented the Commission to the location of the subject property on the rendering of this plan, and briefly explained that the property is located on West Fourth Street, and has a rear connection to Pilgrim Court. He said that the purpose of this amendment is to add an entrance on Pilgrim Court, add parking spaces on the site and revise the dumpster location.

Mr. Martin said that the Subdivision Committee recommended approval of the applicant's request, subject to the conditions listed on today's agenda. He briefly explained that conditions #1 through #8 involve standard sign-off conditions from the different utilities and divisions of the LFUCG. As for the remaining condition, the staff was concerned with whether or not a waiver would be required for this site. He said that Article 21-8 of the Zoning Ordinance governs the applicability of the Land Subdivision Regulations to a development plan.

* - Denotes date by which Commission must either approve or disapprove request.

He then said that this provision applies if there is a need or intent to subdivide the property. Mr. Martin said that, at the Subdivision Committee meeting last week, the applicant made it very clear that they had no intent to, nor would they be subdividing this property. He then said that, in reviewing the development plan, there is no need for the applicant to subdivide the property unless the entire site is redeveloped.

Mr. Martin said that the staff had spoken with the Department of Law, and it was determined that there is no need for a waiver to Article 6-8(f) of the Subdivision Regulations. With that being said, the staff is recommending approval of the applicant's request, subject to the conditions listed on today's agenda, deleting condition #9.

Commission Questions – Mr. Penn asked if the traffic flow would be coming off Pilgrim Court, exiting onto West Fourth Street. Mr. Martin said that it's the staff's understanding that Pilgrim Court will be used as a secondary entrance for the school staff and the solid waste truck, but not for general vehicular use.

Representation – Rory Kahly, EA Partners, was present representing the applicant. He noted that they had submitted the proper documentation for the affidavit to the staff. He clarified that the one-way movement through this site will be limited to school hours only. He said that they are in agreement with the staff's recommendations and requested approval.

Audience Comment – The Chair asked if anyone in the audience wished to discuss this request. Mr. Martin said that there had been two residents from the Pilgrim Court area, prior to today's meeting. He then said that the staff and the applicant briefly spoke to them and they were agreeable to this development plan request.

Commission Question – The Chair asked if the Division of Traffic Engineering is comfortable with the traffic flow. Ms. Kaucher indicated affirmatively.

Action - A motion was made by Mr. Brewer, seconded by Ms. Richardson and carried 11-0 to approve DP 2014-91: PROVIDENCE MONTESSORI SCHOOL (AMD), deleting condition #9, as presented by the staff.

- C. **PERFORMANCE BONDS AND LETTERS OF CREDIT** – Any bonds or letters of credit requiring Commission action will be considered at this time. The Division of Engineering will report at the meeting.

Action - A motion was made by Mr. Cravens, seconded by Ms. Mundy, and carried 11-0 to approve the release and call of bonds as detailed in the memorandum dated August 14, 2014, from Barry Brock, Division of Engineering.

- VI. **COMMISSION ITEMS** – The Chair will announce that any item a Commission member would like to present would be heard at this time.

- A. **DISTRIBUTION OF 2015 MEETING & FILING SCHEDULE** - The Chair confirmed that the staff had previously distributed copies of the adopted "Official Meeting and Filing Schedule for 2015" for use by the Planning Commission and the general public.

- VII. **STAFF ITEMS** – No such items were presented.

- VIII. **AUDIENCE ITEMS** – No such items were presented.

IX. **NEXT MEETING DATES**

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| Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers..... | November 20, 2014 |
| Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building) | November 26, 2014 |
| Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) | December 4, 2014 |
| Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building) | December 4, 2014 |
| Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers | December 11, 2014 |

- X. **ADJOURNMENT** - There being no further business, the Chair adjourned the meeting at 2:19 PM.

Mike Owens, Chair

Will Berkley, Secretary

* - Denotes date by which Commission must either approve or disapprove request.